

NOTE: PERSPECTIVES ARE DIAGNOSTIC ONLY,
NOT TO SCALE AND NOT FOR CONSTRUCTION



LUGA
S T U D I O

BUILDING DESIGN + DRAFTING

W www.lucastudio.com.au
E hello@lucastudio.com.au
P +61 427 555 084
M PO Box 6381 Tugun QLD 4224
A8N 88 626 909 831
QBC LC 1504244

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SHEET SCHEDULE

NUMBER	NAME
1	COPYRIGHT
2	CONCEPTS
3	SITE PLAN
4	GROUND FLOOR PLAN
5	FIRST FLOOR PLAN
6	ELEVATION 1 & 2
7	ELEVATION 3 & 4
8	ELEVATION 5
9	SECTION AA
10	SECTION BB
11	ROOM LAYOUT
12	LANDSCAPING PLAN
13	STAIR PLAN
14	SCREENING
15	SCREENING
16	PERSPECTIVES 1
17	PERSPECTIVES 2
18	PERSPECTIVES 3

PROJECT DETAILS

PROPOSED DUPLEX

53 NAUTILUS WAY
KINGSCLIFF, NSW

LOT 5 DP126504

CLIENT DETAILS
NEWLINE CREATIONS

PROJECT NUMBER

LS21-0402

PROJECT STAGE
DESIGN DEVELOPMENT

REVISION NUMBER
08

GENERAL NOTES

GENERAL

DO NOT SCALE PLANS. USE WRITTEN DIMENSIONS ONLY. IF IN DOUBT, ASK.

THE OWNER/BUILDER/SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO CURRENT TNC NATIONAL CONSTRUCTION CODES AS AUSTRALIAN STANDARDS. REPAIRS OR DISCREPANCIES TO THE OFFICE REPORT WILL BE TAKEN AFTER CONSTRUCTION HAS COMMENCED.

ALL WORK SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE RESPECTIVE AUTHORITY HAVING JURISDICTION OVER THE WORKS. ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE CURRENT NATIONAL CONSTRUCTION CODE OF AUSTRALIA AND THE AUSTRALIAN STANDARDS.

AS 1288 - 2006 CLASS IN BUILDINGS - SELECTION AND INSTALLATION AS 1562 - DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING - 2010 NATIONAL TIMBER FRAMING CODE AS 2064 - 2002 ROOF TILES AS 2050 - 2002 ROOF TILES AS 2870 - 2011 RESIDENTIAL SLAB AND FOOTINGS - CONSTRUCTION AS/ N25 2904 - 1996 DAMP PROOF COURSES AND FLASHINGS AS 3600 - 2009 CONCRETE STRUCTURES AS 3660 - 2010 CONCRETE STRUCTURES AS 3660 - 2010 CONCRETE STRUCTURES AS 3740 - 2010 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS AS 3796 - 2014 SMOKE ALARMS AS 4055 - 2012 WIND LOADINGS FOR HOUSING AS 4100 - 2012 STEEL STRUCTURES AS 4654 - 2012 WATERPROOFING FOR EXTERNAL ABOVE GROUND USE

THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY SOIL, STRUCTURAL AND CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS. SOIL CLASSIFICATION - REFER TO STRUCTURAL ENGINEERS SOIL TEST. ENGINEERS STRUCTURAL DETAILS ARE TO TAKE PRECEDENCE. SLAB FOOTINGS, FRAMING AND BRACING AS PER ENGINEERS DESIGN. CONTRACTORS IS TO SUPPLY ALL EQUIPMENT NECESSARY FOR THE COMPLETION OF THE RESPECTIVE WORKS.

CONTRACTOR IS RESPONSIBLE FOR THE PROGRESSIVE CLEAN UP DURING AND AFTER THE COMPLETION OF RESPECTIVE WORKS.

TERMITE PROTECTION

ALL BUILDINGS SHALL BE PROTECTED AGAINST TERMITE ATTACK IN ACCORDANCE WITH AS 3660 AND NCC 3.13 STANDARDS. ALL STRUCTURAL ELEMENTS AS DEFINED BY THE NATIONAL CONSTRUCTION CODE TO BE OF TERMITE RESISTING CONSTRUCTION, A DURABLE NOTICE SHALL BE PLACED IN THE METER BOX INDICATING TYPE OF BARRIER AND REQUIRED PERIODICAL INSPECTIONS.

GLAZING

NATURAL LIGHT AS PER BCA 3.8.4, NATURAL VENTILATION AS PER BCA 3.8.5

ABOVE GROUND WINDOW OPENING PROTECTION (FALL PROTECTION) AS PER BCA V2.9.2.5 & V12.2.4. BEDROOM WINDOWS > 2M TALL, HEIGHT FROM FL TO GROUND BELOW MUST COMPLY WITH NCC 3.9.2.3 TO BE FITTED WITH NON-REMOVABLE SCREENS OR RESISTED TO 125MM OPENING.

GLASS IN BUILDINGS / GLAZING AS PER AS 288 AND NCC 3.6 STANDARDS SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES - i) ALL ROOMS - WITHIN 900MM VERTICAL OF THE FLOOR ii) BATH ROOMS WITHIN 1500MM VERTICAL OF THE BATH BASE iii) SHOWER SCREENS iv) WITHIN 300mm OF A DOOR AND <200mm ABOVE FLOOR LEVEL. WINDOW SIZES ARE NOMINAL ONLY, ACTUAL SIZES WILL VARY WITH MANUFACTURER, AND ARE TO BE VERIFIED WITH SAME FLASHING ALL ROUND.

ALL EXTERNAL AND INTERNAL DOORS & WINDOWS TO BE MEASURED ON SITE AND CONFIRMED BY BUILDER.

ALLOW FOR FLUSCREENERS TO BE FITTED TO ALL WINDOWS. WHERE RELEVANT WINDOWS ARE TO COMPLY WITH THE ABOVE REQUIREMENTS PROVIDED BY THE THERMAL PERFORMANCE ASSESSOR.

WATERPROOFING

ALL WET AREAS TO COMPLY WITH BCA 3.8.12 AND AS 2740 SPLASH BACKS TO BE INSTALLED FOR ALL TOILETS, SINKS, TROUGHES AND HAND BASINS WITHIN 50mm OF THE WALL.

TILED DECKS OVER UDLABLE AREAS THE WATER PROOFING SYSTEM IS TO ONLY BE INSTALLED AND CERTIFIED BY A LICENSED WATER PROOFING CONTRACTOR TO AS 4654.182 STANDARDS.

ENSURE ROOF IS PROPERLY SEALED. PROVIDE FLASHINGS AS REQUIRED. ANY ROOF PENETRATIONS MUST BE SUITABLY SEALED AND WATERPROOFED. ALL EXTERNAL POWER POINTS TO BE WEATHER-PROOF

STRUCTURE

FOOTINGS ARE TO BE HIGHLY WITHIN TITLE BOUNDARIES AND ARE NOT TO BE LOCATED IN CLOSE PROXIMITY OF BOUNDARIES. A CHECK SURVEY BE CONDUCTED BY A LICENSED SURVEYOR.

ALL STEELWORK IN MASONRY TO BE HOT DIP GALVANISED. SARKING TO EXTERNAL WALLS SUB-FLOOR VENTILATION MINIMUM 7500mm2 FOR EXTERNAL WALLS AND 15000mm2 FOR INTERNAL WALLS BELOW BEARER. IN ACCORDANCE WITH NCC

MIN. SPACE REQUIRED BETWEEN LOWEST FLOOR MEMBER AND GROUND LEVEL IS 50mm FOR THE FIRST 2000mm AND 400mm FOR THE REMAINING. REFER NCC FOR DETAILS.

PROVIDE WALL TIES AT 600mm SPACINGS BOTH VERTICAL AND HORIZONTAL AND WITHIN 300mm OF ARTICULATION JOINTS. BRICK TIES TO BE STAINLESS STEEL.

THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF EXISTING AND NEW STRUCTURES THROUGH-OUT CONSTRUCTION.

ALL CONSTRUCTION MATERIALS SUPPLIED MUST TAKE INTO ACCOUNT WITH MANUFACTURERS SPECIFICATIONS. IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

ALL FLOOR LEVELS TO BE CONFIRMED ON SITE.

ENERGY EFFICIENCY

ENERGY EFFICIENCY RATING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY REGULATIONS. THERMAL INSULATION TO BE PROVIDED TO ACHIEVE MINIMUM REQUIREMENTS, AS SPECIFIED BY LICENSED ASSESSOR.

THERMAL INSULATION: R2.8 BATT'S TO CEILING, R0.5 BATT'S & REFLECTIVE FOLI TO EXTERNAL WALLS OR AS PER ENERGY RATING.

ROOF INSULATION TO BE IN ACCORDANCE WITH NCC 3.12.12. ALL SHOWER ROSES TO BE AAA RATED. MAXIMUM WATER SUPPLY PRESSURE NOT TO EXCEED 900kPa AT ANY HOT WATER SYSTEM SHALL BE HEAT PUMP SOLAR OR GAS WATER SUPPLY. OUTLETS TO HAVE VELS RATING TOLERANT SYSTEMS TO HAVE DUAL FLUSH, 6.5 LITRE

STAIRS AND BALUSTRADES

STAIR REQUIREMENTS: MIN. TREAD 400mm, MIN. RISE 190mm, MAX. RISE 190mm. SPACE BETWEEN OPEN TREADS MAX. 125mm, AS PER BCA 3.9.1. PROVIDE SLIP RESISTANCE TO TREADS AS PER NCC 3.9.1.4.

BALUSTRADE REQUIREMENTS:

MIN. TOP RAIL HEIGHT WITH MAX. OPENING OF 125mm AND IN ACCORDANCE WITH AS 3902.3 STANDARDS. REFER TO Table 3.9.2.1 WIRE FOR STAINLESS STEEL BALUSTRADE. REFER TO Table 3.9.2.1 WIRE BALUSTRADE CONSTRUCTION - REQUIRED WIRE TENSION AND MAXIMUM PERMISSIBLE DEFLECTION OF THE NCC.

ALL BALUSTRADES MIN. 1000mm HIGH UNDO. ALL HANDRAILS TO BE 900mm ABOVE FINISHED FLOOR LEVEL.

STORMWATER

SIZE AND LOCATION OF DOWNPIPES AND CUTTERS TO BE CONFIRMED ON SITE BY BUILDER. CUTTERS AND DOWNPIPES SHALL BE IN ACCORDANCE WITH AS 3500.3, AS/NZS 3500.5, NCC 3.5.2 AND NCC 3.5.3.

STORMWATER TO BE TAKEN TO ON SITE STORAGE IF PROVIDED, THEN THE LEGAL POINT OF DISCHARGE AS DETERMINED BY THE RELEVANT AUTHORITY.

SAFETY

LOCATION OF SMOKE DETECTORS (refer electrical layout plans), TO BE IN ACCORDANCE WITH AS 1945.1 STANDARDS. IF MORE THAN ONE SMOKE ALARM IS REQUIRED THEY MUST BE INTERCONNECTED AS PER NCC 3.7.2.

PROVIDE LIFT OFF HINGES, OPEN OUT DOOR OR MIN 1200mm CLEARANCE FROM DOOR TO PAN IN WATER CLOSETS.

MECHANICALLY VENT ROOMS WITHOUT NATURAL VENTILATION EXHAUST FANS FROM SANITARY COMPARTMENTS ARE TO BE DUCTED EXTERNALLY OR TO A VENTED ROOF SPACE IN COMPLIANCE WITH AS 1668.2

SITE

ALL LEVELS TO BE CONFIRMED ON SITE. ALL STORMWATER AND DRAINAGE TO BE IN COMPLIANCE WITH BCA PARTS 3.1 & 3.5.2 AS WELL AS AS/NZS 3500.

SURFACE & ROOF WATER TO BE DIRECTED TO LEGAL POINT OF DISCHARGE TO AUSTRALIAN STANDARDS AND LOCAL AUTHORITIES POSITION OF SITE TO BE DETERMINED ON SITE BY PLUMBER AND TO LOCAL AUTHORITIES SATISFACTION.

THE EXACT LOCATION OF UNDERGROUND AND ABOVEGROUND SERVICES SHALL BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. DISCHARGE WASTE TO CONNECTION POINT

ENSURE 90mm DIAMETER AGRICULTURAL DRAINS ARE PROVIDED TO THE BASE OF ALL CUTS AND RETAINING WALLS AND ARE CONNECTED TO THE STORMWATER SYSTEM VIA SILT PITVS TO THE RELEVANT BUILDING REQUIREMENTS.

THE EXTERNAL FINISHED SURFACE SURROUNDING THE BUILDING MUST BE DRAINED AND GRADED TO MOVE SURFACE WATER AWAY FROM THE BUILDING. PROVIDE A SLOPE NOT LESS THAN 50mm OVER THE FIRST 1000mm FROM THE BUILDING.

THE HEIGHT OF THE OVERFLOW RELIEF GULLY RELATIVE TO DRAINAGE FININGS AND GROUND LEVEL MUST BE A MINIMUM OF 150mm BELOW THE FININGS AND MUST HAVE DISCHARGE WASTE TO 150mm OR LEGAL POINT OF CONNECTION.

CONNECT DOWNPIPES TO ON SITE WATER STORAGE IF APPLICABLE. THEN OVERFLOW TO LEGAL POINT OF DISCHARGE VIA 90mm DIAMETER UPGR STORAGE PIPE LINED WITH A MINIMUM FALL OF 180.

DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY. 2 DOWNPIPES MAX. TO EACH 90mm STORMWATER PIPE. SUBSURFACE PIPES TO BE 90mm DIAMETER. ANY UNDERSLAB PIPING TO HAVE AN INSPECTION OPENING AT UPPER END. ITTS TO BE 100mm SEWER GRADE OR 125mm D SECTION CO. OR BOND TO COMPLY WITH AS 3500.2 AND NCC 3.5.2 STANDARDS.

ALL POOL FENCING SHALL BE MIN. 1200mm HIGH AND IN ACCORDANCE WITH AS 1926.182. EXTERNAL BATHWAYS AND DRIVEWAYS TO BE SLIP RESISTANT.

PROVIDE EROSION & SEDIMENT CONTROLS TO LOCAL AUTHORITIES REGULATIONS. REFER TO LOCAL AUTHORITY.

METERBOX LOCATION TO BE ON SITE.

OTHER

ALL ELECTRICAL POINTS TO BE ON SITE BY CLIENT AND ELECTRICIAN. PROVIDE COP & COLD WATER PROVISIONS TO DISHWASHER AND WASHING MACHINE SPACE.

WHERE NECESSARY SUPPLY & FIX UNIT AND HOUSE NUMBERS TO EACH UNIT AND TO LETTERBOXES. TO CLIENT'S SELECTION.

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REVISION SCHEDULE

Table with 4 columns: NO, DESCRIPTION, DATE, BY

CLIENT DETAILS

Table with 4 columns: CLIENT NAME, DRAWING SCALE, CHECKED, DATE

Table with 4 columns: PROJECT DETAILS, PROJECT TITLE, PROJECT NO., REVISION, SHEET NO.

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AMENDMENT DETAILS

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DESIGN DEVELOPMENT

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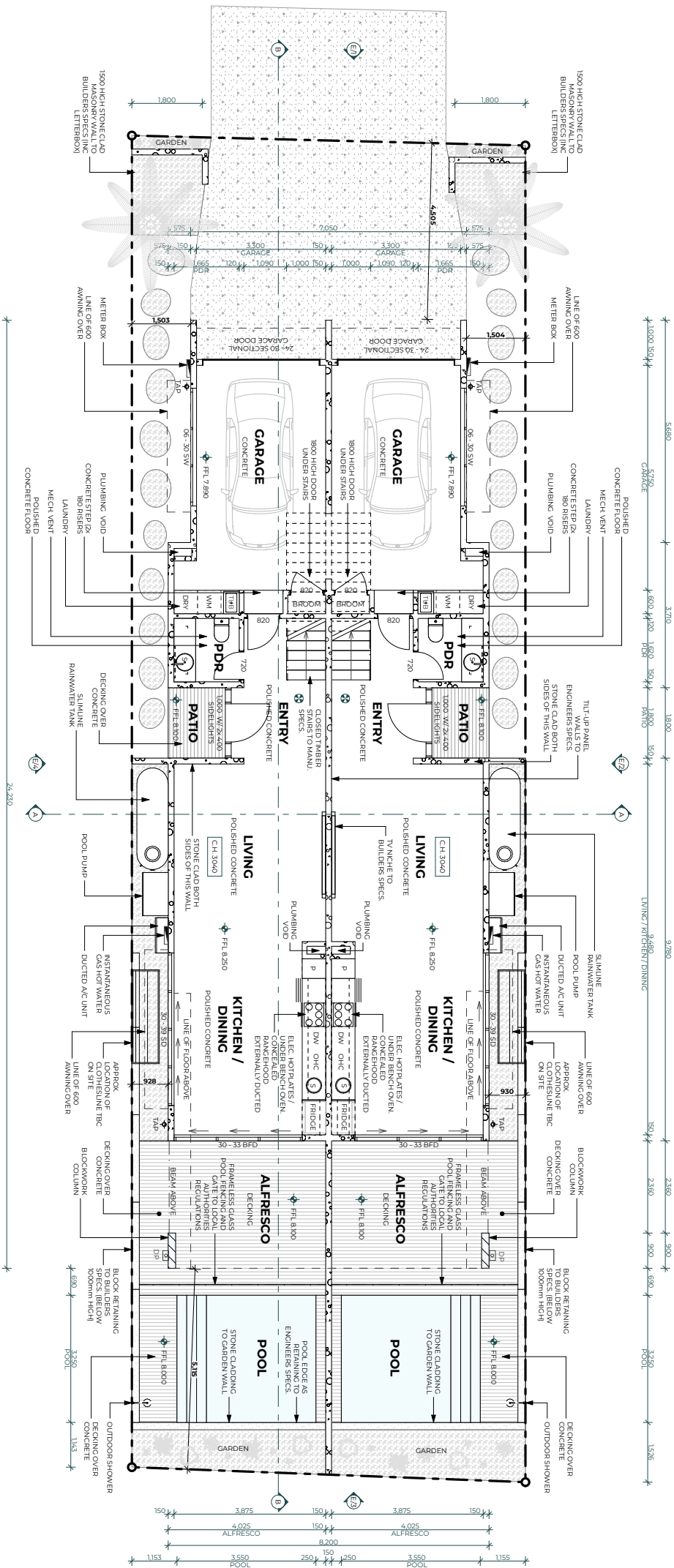
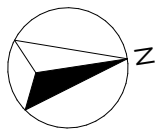
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GLAZING NOTE

- * ALL EXTERNAL WINDOWS & GLASS DOORS ARE TO BE FINED OR LOWE. REFER ENERGY REPORT

CEILING FANS NOTE

- * CEILING FAN IN MAIN DEGREEING LIVING SOCIAL AND ALFRESCO. REFER ENERGY REPORT

INTERNAL DOOR HEIGHTS

GROUND FLOOR - INTERNAL HINGED DOORS, CAVITY SLIDERS & LINEN ROBE DOORS UNLESS OTHERWISE NOTED	2000mm
FIRST FLOOR - INTERNAL HINGED DOORS UNLESS OTHERWISE NOTED	2000mm
ROBE DOORS UNLESS OTHERWISE NOTED	2000mm

NOTES

- * ALL DIMENSIONS & FIT OUTS RELATE TO THE FINISH OR SURFACE UNLESS OTHERWISE STATED.
- * LEFT OFF FINISHES TO WC DOOR AS PER NCC 3.4.3
- * PROVIDE COLD & HOT WATER PROVISIONS TO DW SPACE
- * ALL EXTERNAL AND INTERNAL DOORS & WINDOWS TO BE MANUFACTURED ON SITE AND CONFIRMED BY BUILDER
- * ALL SHOWER ROSES TO BE A4A RATED
- * MAXIMUM WATER SUPPLY PRESSURE NOT TO EXCEED 500KPA AT ANY OUTLET
- * WATER SUPPLY OUTLETS TO HAVE WELLS PAINTED
- * MAX. WATER SUPPLY PRESSURE NOT TO EXCEED 500KPA AT ANY OUTLET
- * TOILET CISTERNS TO HAVE DUAL FLUSH 6.5 LITRE FLOOR ENRI
- * PROVIDE HANDRAILS TO MCC REGULATORS TO AT LEAST ONE SIDE OF STAIRS
- * WINDOWS W/ 2M FALL HEIGHT FROM FL TO GROUND BELOW MUST COMPLY WITH NCC 3.9.2.5 TO BE FITTED WITH
- * IF MORE THAN ONE SMOKE ALARM IS REQUIRED THIS MUST BE INTERCONNECTED AS PER NCC 3.7.2
- * REFER TO FULL ENERGY REPORT ALL INFORMATION WITHIN TAKES PRECEDENCE OVER GENERAL NOTES

GROUND FLOOR AREAS

ALFRESCO UNIT A	13.12
ALFRESCO UNIT B	13.12
ENTRY UNIT A	2.63
ENTRY UNIT B	2.63
GARAGE UNIT A	2.92
GARAGE UNIT B	2.91
LIVING (G) UNIT A	4.09
LIVING (G) UNIT B	4.09
TOTAL GROUND FLOOR AREA	171.91 m²

* AREAS ARE MEASURED TO THE INSIDE OF THE EXTERNAL WALLS

GROUND FLOOR PLAN

SCALE - 1:1000

LUCA
STUDIO
BUILDING DESIGN + DRAFTING

WWW.LUCASTUDIO.COM.AU
info@lucastudio.com.au
0427535044
PO Box 6381 Tipton QLD 4225
86 626 909 831
1506/24/4

CONSENT

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REVISION SCHEDULE

REV	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT	26/02/2021
02	REVISION	04/03/2021
03	REVISION	09/03/2021
04	REVISION	15/03/2021
05	REVISION	16/03/2021
06	REVISION	17/03/2021

CLIENT DETAILS

NEWLINE CREATIONS

DESIGNED BY DS/AM
CHECKED BY AS
DATE: SEP 21
DRAWN SCALE: 1:100
SHEET SIZE: A3

PROJECT DETAILS

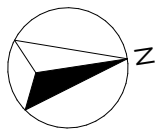
PROPOSED DUPLEX
53 NAUTILUS WAY KINGSCLIFF, NSW
LOT 5 DP126504

PROJECT TITLE

DESIGN DEVELOPMENT
GROUND FLOOR PLAN

PROJECT NO. LS21-0402
REVISION 08
SHEET NO. 4

DA ONLY - NOT FOR CONSTRUCTION

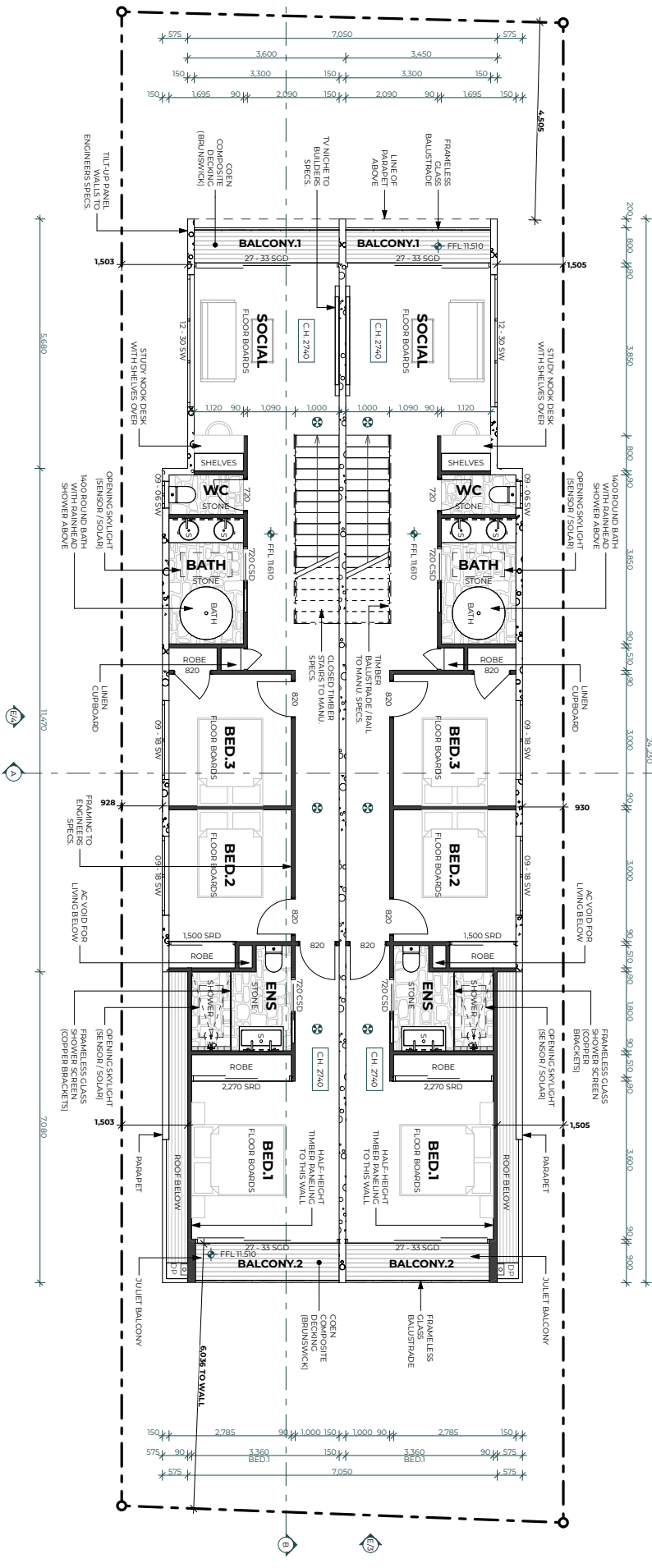


CLADDING NOTE
* ALL EXTERNAL WINDOWS & GLASS DOORS ARE TO BE FINED OR LOWE. REFER ENERGY REPORT
CEILING FANS NOTE
* CEILING FAN IN ALL TERRACE, LIVING, SOCIAL AND ALL BEDS. REFER ENERGY REPORT

INTERNAL DOOR HEIGHTS	
GROUND FLOOR - INTERNAL HINGED DOORS, CAVITY SLIDERS & LINEN / ROBE DOORS UNLESS OTHERWISE NOTED	2000mm
FIRST FLOOR - INTERNAL HINGED DOORS UNLESS OTHERWISE NOTED	2000mm
ROBE DOORS UNLESS OTHERWISE NOTED	2000mm

NOTES
* ALL DIMENSIONS & FITTINGS ARE TO BE CONFIRMED ON SITE PRIOR TO ORDERING OR COMMENCING WORK
* LEFT OFF HINGES TO WC DOOR AS PER NCC 3.6.3
* PROVIDE GPO & COLD WATER PROVISIONS TO DW SPACE
* ALL EXTERNAL AND INTERNAL DOORS & WINDOWS TO BE MANUFACTURED ON SITE AND CONFIRMED BY BUILDER
* ALL SHOWER ROSES TO BE AAA RATED
* ALL SHOWER ROSES TO BE AAA RATED
* MAXIMUM WATER SUPPLY PRESSURE NOT TO EXCEED 500KPA AT ANY OUTLET
* WATER SUPPLY OUTLET TO HAVE WELS PAINC
* MAX. WATER SUPPLY PRESSURE NOT TO EXCEED 500KPA AT ANY OUTLET
* TOILET CISTERNS TO HAVE DUAL FLUSH 6.5 LITRE FLOOR LEVEL
* PROVIDE HANDRAILS TO NCC REGULATIONS TO AT LEAST ONE SIDE OF STAIRS
* WINDOWS W/ 2M FALL HEIGHT FROM FL TO GROUND BELOW MUST COMPLY WITH NCC 3.9.2.5 TO BE FITTED WITH
* IF MORE THAN ONE SMOKE ALARM IS REQUIRED THE MUST BE INTERCONNECTED AS PER NCC 3.7.2
* REFER TO FULL ENERGY REPORT ALL INFORMATION WITHIN TAKES PRECEDENCE OVER GENERAL NOTES

FIRST FLOOR AREAS	UNIT A	UNIT B
BALCONY 1	254	254
BALCONY 2	254	254
BALCONY 2	254	254
LIVING (FP)	7932	7932
LIVING (FP)	7933	7933
TOTAL FIRST FLOOR AREA	1704 m²	



FIRST FLOOR PLAN
SCALE - 1:100

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REV	AMENDMENT DETAILS	BY	DATE
01	DESIGN DEVELOPMENT	SL	26/07/2021
02	REVISION	SL	04/08/2021
03	REVISION	SL	09/08/2021
04	REVISION	SL	15/09/2021
05	REVISION	SL	15/09/2021
06	REVISION	SL	17/09/2021
07	REVISION	SL	17/09/2021
08	REVISION	SL	17/09/2021

CLIENT DETAILS
NEWLINE CREATIONS
DESIGNED
DRAWN
CHECKED
DATE DRAWN
DATE SCALE
SCALE
SHEET SIZE

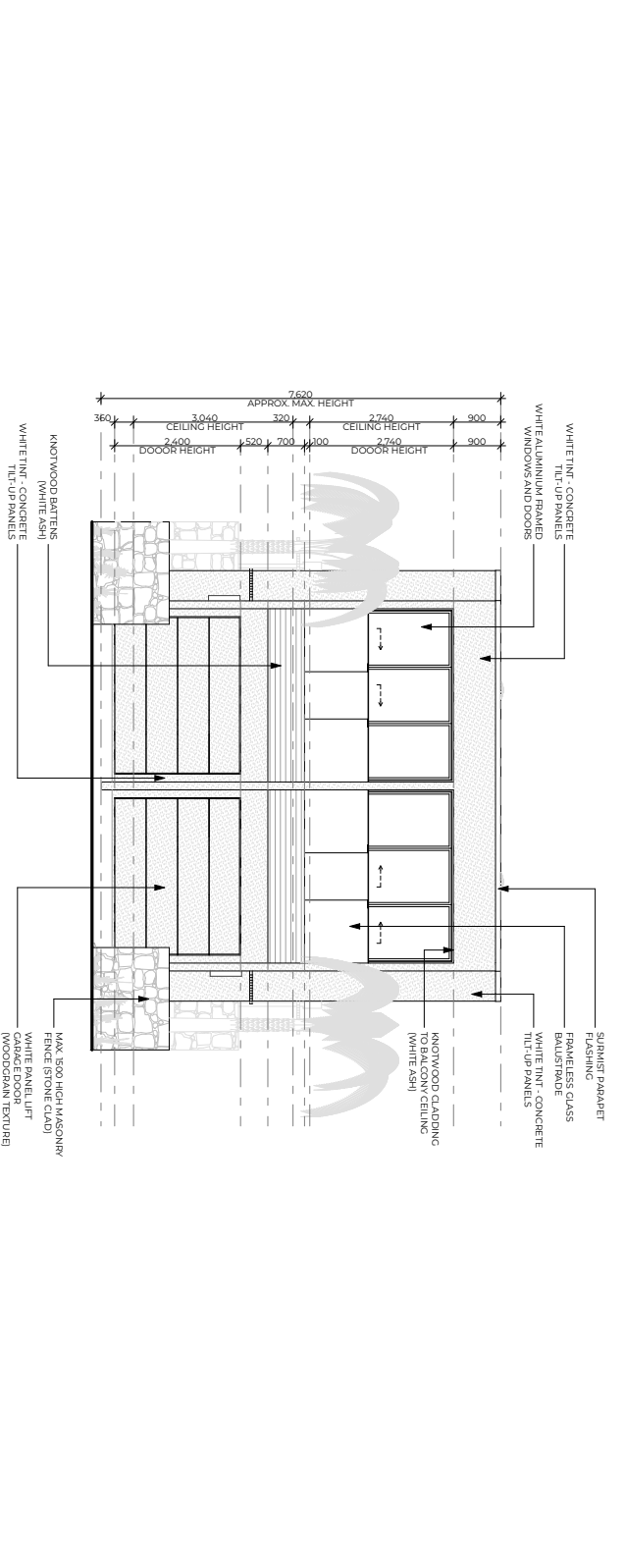
PROJECT DETAILS
PROPOSED DUPLEX
53 NAUTILUS WAY
KINSCUFF, NSW
LOT 5 DP126504

PROJECT TITLE
DESIGN DEVELOPMENT
DRAWING TITLE
FIRST FLOOR PLAN
PROJECT NO.
LS21-0402
REVISION
08
SHEET NO.
5

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ELEVATION 1

SCALE - 1/100



NOTES

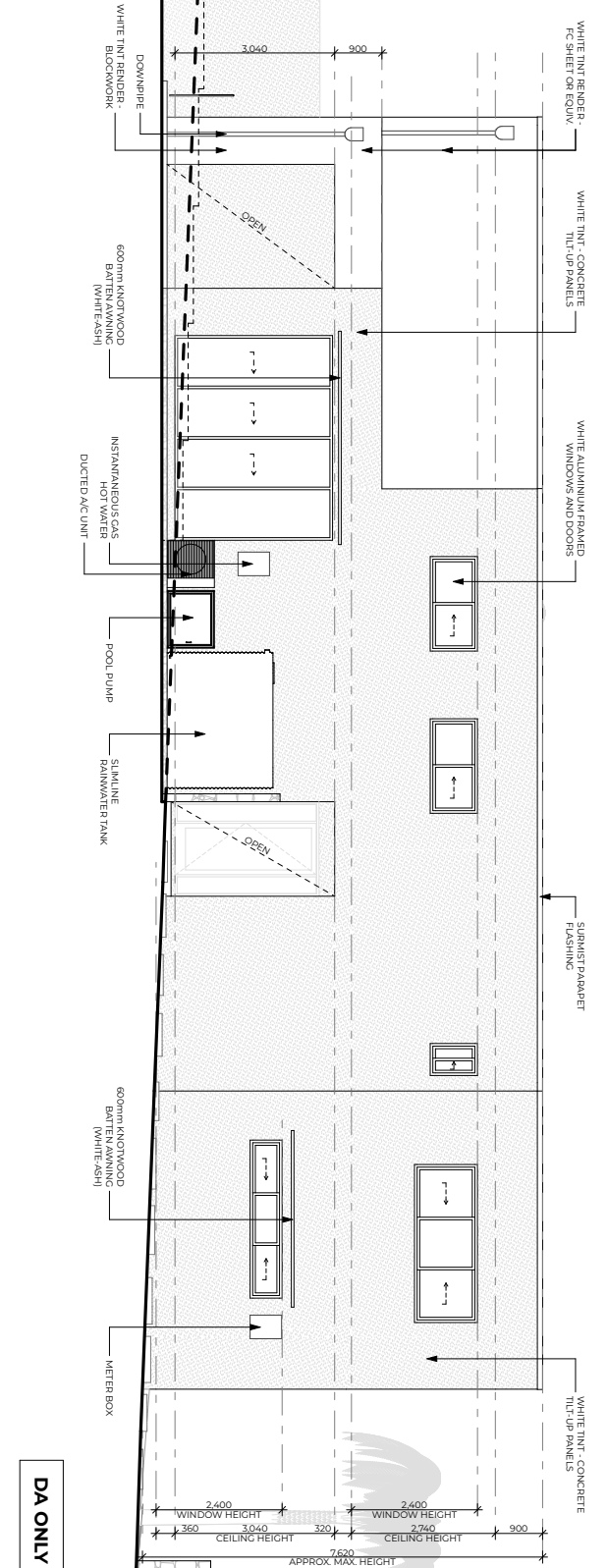
- * ALL DIMENSIONS & LEVELS TO BE CONFIRMED ON SITE PRIOR TO ORDERING OR COMMENCING WORK
- * ALL BALUSTRADES MIN. 1000mm HIGH UNCL.
- * WINDOWS & 2M TALL HEIGHT FROM F.L. TO 5.0M TALL HEIGHT FROM F.L. TO 9.25M TO BE FITTED WITH NON-REMOVABLE SCREENS OR RESTRICTED TO 125MM OPENING

GLAZING NOTE

* ALL EXTERNAL WINDOWS & GLASS DOORS ARE TO BE FITTED ON LOW E. REFLECTIVE MIRROR

ELEVATION 2

SCALE - 1/100



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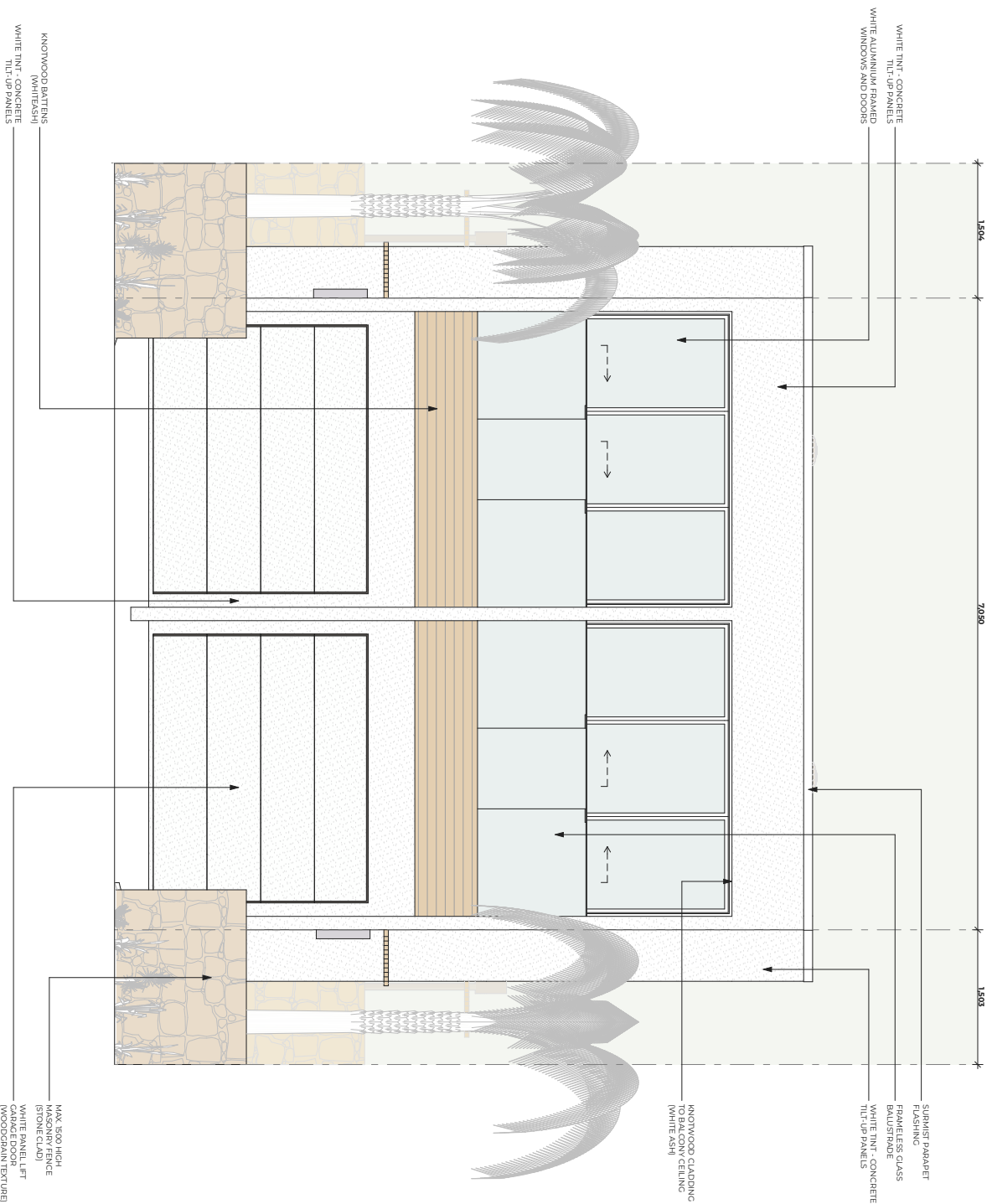
CONCEPT, LUDA STUDIO, REPRESENTATION OF THE ARCHITECTURE OF THE PROJECT. CONSULTANTS AND CONTRACTORS TO BE DETERMINED BY THE CLIENT. THE REPRESENTATION IS NOT A CONTRACT. IT IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. THE CLIENT IS ADVISED THAT THE REPRESENTATION IS NOT A CONTRACT AND SHOULD NOT BE USED FOR CONSTRUCTION. THE CLIENT IS ADVISED THAT THE REPRESENTATION IS NOT A CONTRACT AND SHOULD NOT BE USED FOR CONSTRUCTION. THE CLIENT IS ADVISED THAT THE REPRESENTATION IS NOT A CONTRACT AND SHOULD NOT BE USED FOR CONSTRUCTION.

REV	AMENDMENT DETAILS	BY	DATE
01	DESIGN DEVELOPMENT	SL	26/07/2021
02	REVISION	SL	09/08/2021
03	REVISION	SL	09/08/2021
04	REVISION	SL	15/09/2021
05	REVISION	SL	15/09/2021
06	REVISION	SL	15/09/2021
07	REVISION	SL	17/09/2021
08	REVISION	SL	17/09/2021

REV	AMENDMENT DETAILS	BY	DATE
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07	REVISION	SL	17/09/2021
08	REVISION	SL	17/09/2021

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08	REVISION	SL	17/09/2021

REV	AMENDMENT DETAILS	BY	DATE
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05	REVISION	SL	15/09/2021
06	REVISION	SL	15/09/2021
07	REVISION	SL	17/09/2021
08	REVISION	SL	17/09/2021



STREET SCAPE

SCALE - 1:50

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 E info@lucastudio.com.au
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REV	AMENDMENT DETAILS	BY	DATE
01	DESIGN DEVELOPMENT	SL	28/07/2021
04	REVISION	SL	04/08/2021
05	REVISION	SL	09/08/2021
06	REVISION	SL	15/09/2021
07	REVISION	SL	16/09/2021
08	REVISION	SL	17/09/2021

CLIENT DETAILS	
NEWLINE CREATIONS	DESIGNED
SEP 21	CHECKED
130	DRAWN
AS	CHECKED

PROJECT DETAILS	
PROPOSED DUPLEX	PROJECT TITLE
53 NAUTILUS WAY	DRAWING TITLE
KINOSCLIFF, NSW	STREET SCAPE
LOT 5 DP126504	PROJECT NO.

PROJECT INFO	
DESIGN DEVELOPMENT	REVISION
LS21-0402	08
SHEET NO.	8

SECTION AA

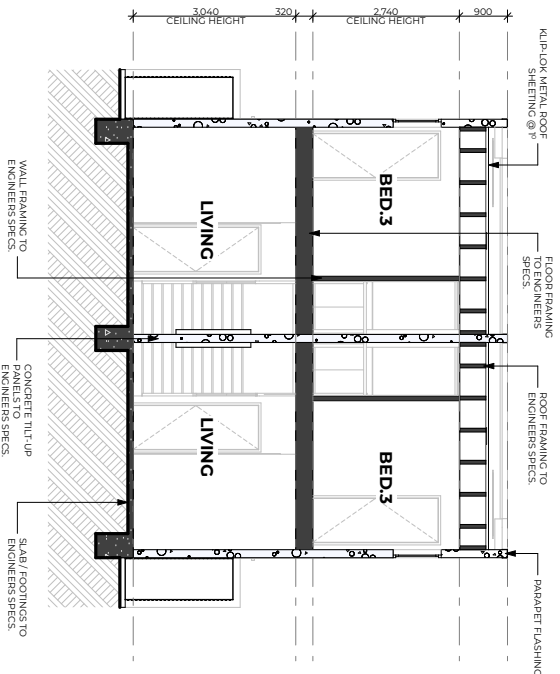
SCALE - 1/100



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REVISION SCHEDULE			
REV	DESCRIPTION	BY	DATE
04	DESIGN DEVELOPMENT	SL	26/02/2024
05	REVISION	SL	04/04/2024
06	REVISION	SL	09/04/2024
07	REVISION	SL	15/09/2024
08	REVISION	SL	17/09/2024

CLIENT DETAILS			
NEWLINE CREATIONS		DATE SUBMITTED	SEP 21
DRAWN		DRAWN SCALE	1/100
CHECKED		SHEET SIZE	A3

PROJECT DETAILS	
PROPOSED DUPLEX	53 NAUTILUS WAY KINOSCLIFF, NSW
LOT 5 DP126504	

PROJECT INFO		
DESIGN DEVELOPMENT	SECTION AA	REVISION 08
PROJECT NO.	LS21-0402	SHEET NO. 9

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GROUND FLOOR
CEILING PLASTERBOARD
WALLS, WHITE CONCRETE TINT (UNLESS OTHERWISE NOTED)
WET AREA WALLS, WHITE CONCRETE TINT (UNLESS OTHERWISE NOTED)

FIRST FLOOR
CEILING PLASTERBOARD
WALLS, PLASTERBOARD (UNLESS OTHERWISE NOTED)
WET AREA WALLS VILLABOARD (UNLESS OTHERWISE NOTED)

- ### NOTES
- * ALL DIMENSIONS & LEVELS TO BE CONFIRMED ON SITE PRIOR TO ORDERING OR COMMENCING WORK
 - * PROVIDE TERMITE PROTECTION AS PER AS 3660
 - * ENGINEER PLANS & DETAILS TO TAKE
 - * SLAB FOOTINGS, FRAMING AND BRACING AS PER ENGINEER'S DESIGN
 - * WET AREA WALLS - WATER TO BE DIRECTED TO LEGAL POINT OF DISCHARGE
 - * PROVIDE ROOF INSULATION IN ACCORDANCE WITH NCC 3.2.2.2
 - * PROVIDE ROOF SEALER
 - * PENETRATIONS MUST BE SUITABLY SEALED AND
 - * PROVIDE WATERPROOF MEMBRANE TO UNDERSIDE OF SLAB
 - * REFER TO FULL ENERGY REPORT ALL GENERAL NOTES

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REVISION SCHEDULE	
REV	AMENDMENT DETAILS
01	DESIGN DEVELOPMENT
02	REVISION
03	REVISION
04	REVISION
05	REVISION
06	REVISION
07	REVISION
08	REVISION

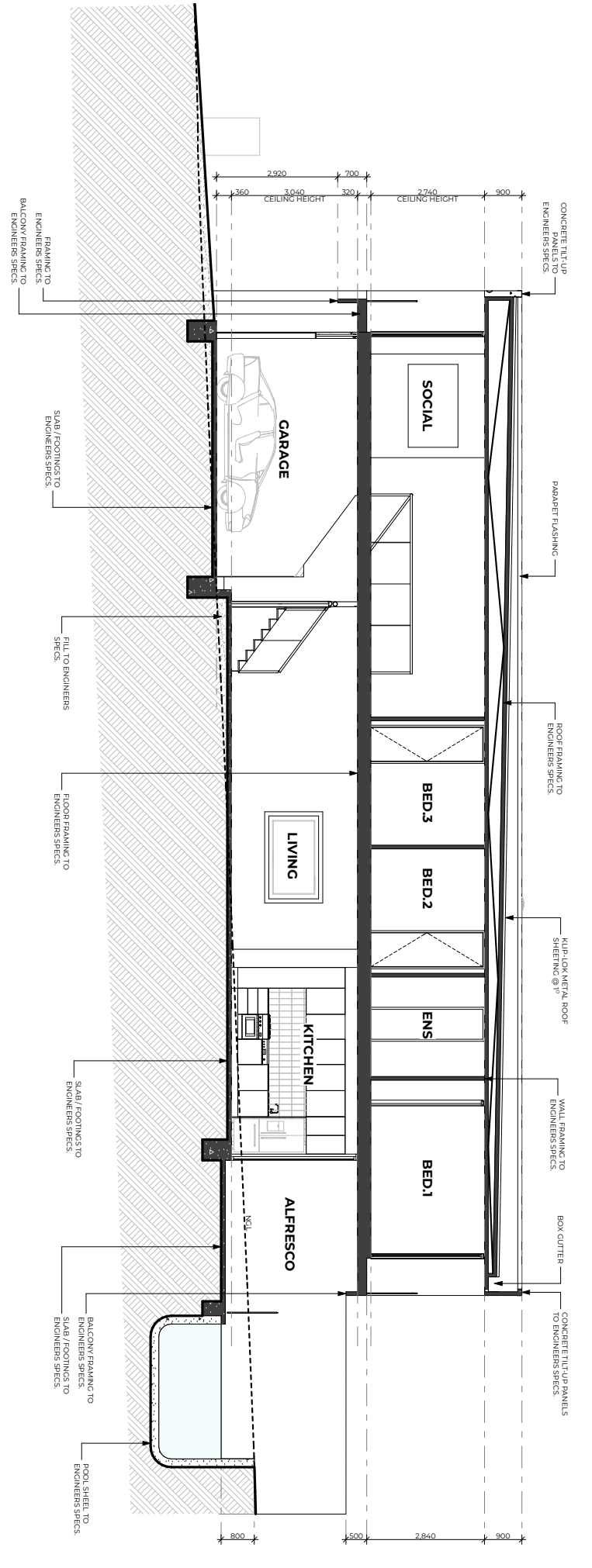
CLIENT DETAILS	
NEWLINE CREATIONS	DESIGN SCALE
DESIGNED	1:100
DRAWN	CHECKED
DATE	DATE
SEP 21	AS

PROJECT DETAILS	
PROPOSED DUPLEX	53 NAUTILUS WAY
KINOSCLIFF, NSW	LOT 5 DP126504

PROJECT TITLE	
DESIGN DEVELOPMENT	SECTION BB
PROJECT NO.	VERSION
LS21-0402	08
	SHEET NO.
	10

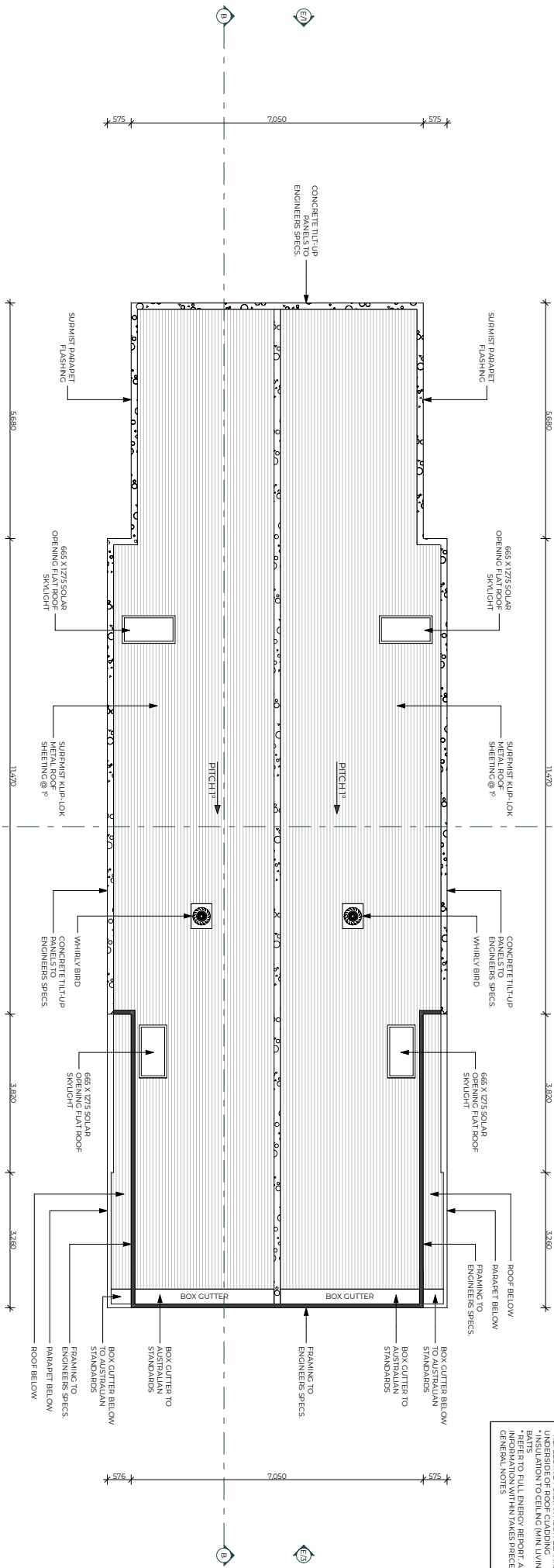
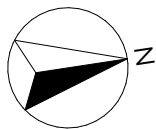
SECTION BB
SCALE - 1:100

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WALL AND CEILING LININGS	
GROUND FLOOR	CEILING PLASTERBOARD
	WALLS: WHITE CONCRETE TINT (UNLESS OTHERWISE NOTED)
FIRST FLOOR	WALLS: WHITE CONCRETE TINT (UNLESS OTHERWISE NOTED)
	CEILING PLASTERBOARD
	WALLS: PLASTERBOARD (UNLESS OTHERWISE NOTED)
	WET AREA WALLS VILARBOARD (UNLESS OTHERWISE NOTED)

NOTES	
1. ALL DIMENSIONS & LEVELS TO BE CONFIRMED ON SITE PRIOR TO ORDERING OR COMMENCING WORK	
2. PROVIDE TERMITE PROTECTION AS PER AS 3660	
3. PROVIDE RAIN WATER TO BE DIRECTED TO LEGAL POINT OF DISCHARGE	
4. PROVIDE ROOF INSULATION IN ACCORDANCE WITH NCC 3.2.2.2	
5. PROVIDE ROOF FLASHINGS AS REQUIRED ANY ROOF PENETRATIONS MUST BE SUITABLY SEALED AND PROVIDE WATERPROOF MEMBRANE TO UNDERSIDE OF SLAB	
6. REFER TO FULL ENERGY REPORT ALL GENERAL NOTES	



ROOF NOTES

- ALL DIMENSIONS & LEVELS TO BE CONFIRMED ON SITE PRIOR TO ORDERING OR COMMENCING WORK
- ENGINEERS PLANS & DETAILS TO TAKE PRECEDENCE
- ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED
- ALL BRACKING AS PER ENGINEERS DESIGN
- ALL ROOF SURFACE WATER TO BE DIRECTED TO
- PROVIDE ROOF INSULATION IN ACCORDANCE WITH NCC 3.12.2
- ENSURE ROOF IS PROPERLY SEALED PROVIDE SEALANT TO ALL JOINTS
- ANY ROOF PENETRATIONS MUST BE SUITABLY SEALED AND WATERPROOFED
- PROVIDE DOWNPIPE SPACERS ON UPPER STOREY DOWNPIPES
- ALL ROOF WINDOW SIZES ARE TO BE CHECK ORDERED
- ORDER STANDARD ROOF WINDOW SIZES WHERE FEASIBLE
- SELECTED METAL SHEET ROOFING AND/OR TILE PROFILES ARE APPROPRIATE FOR THE ROOF PITCH
- PROVIDE ROW CUTTERS AND DOWNPIPES TO AUSTRALIAN STANDARDS
- REFLECTIVE FOIL JUNCTION BLANKET TO INSULATE ROOF JOINTS
- PROVIDE DOWNPIPE SPACERS ON UPPER STOREY DOWNPIPES
- REFER TO FULL ENERGY REPORT ALL DETAILS TO BE TAKEN PRECEDENCE OVER GENERAL NOTES

ROOF LAYOUT

SCALE - 1:100

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E info@lucastudio.com.au
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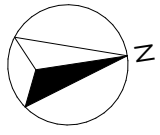
REV	AMENDMENT DETAILS	BY	DATE
01	DESIGN DEVELOPMENT	SL	26/07/2021
02	REVISION	SL	26/08/2021
03	REVISION	SL	09/09/2021
04	REVISION	SL	15/09/2021
05	REVISION	SL	16/09/2021
06	REVISION	SL	17/09/2021
07	REVISION	SL	17/09/2021
08	REVISION	SL	17/09/2021

CLIENT DETAILS	
NEWLINE CREATIONS	DESIGNED
SEP 21	DRAWN
1:100	CHECKED
AS	SHEET SIZE

PROPOSED DUPLEX
53 NAUTILUS WAY
KINOSCLIFF, NSW
LOT 5 DP126504

PROJECT INFO	
DESIGN DEVELOPMENT	DRAWING TITLE
ROOF LAYOUT	PROJECT NO.
08	LS21-0402
08	REVISION
11	SHEET NO.

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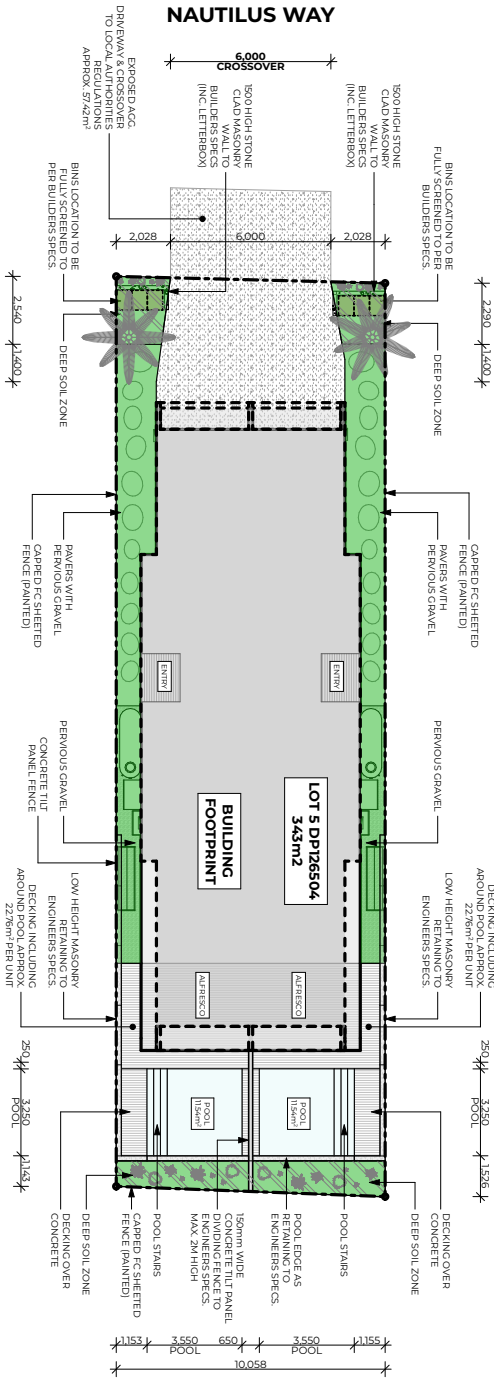


PLANT SCHEDULE	
SYMBOL	BOTANICAL NAME
	WODGETIA BURLEIGHIA OR CABRAGEE TREE PALM
	FOXTAIL PALM OR CABRAGEE TREE PALM
	ASSORTMENT OF CACTI TO CLIENT SELECTION

LANDSCAPING LEGEND	
	TOTAL LANDSCAPED AREA 72.58m ²
	DEEP SOIL ZONE AREA 20.44m ²

LANDSCAPING NOTES	
1.	MINIMUM OF 20% LANDSCAPED AREA REQUIRED
SITE AREA:	343m ²
SITE COVERAGE:	392.5m ²
LANDSCAPED AREA REQ.	68.6m ² - 20%
LANDSCAPING PROV.	72.58m ² - 20%
DEEP SOIL ZONE PROV.	20.44m ²

ALL CARBEN BEDS ARE TO BE ECED AND MULCHED
TURF IS TO BE PROVIDED BETWEEN THE FRONT
BOUNDARY AND KERB LINE EXCEPT WHERE AN
ALTERNATIVE LANDSCAPE TREATMENT IS PROVIDED



LANDSCAPING PLAN

SCALE - 1:200



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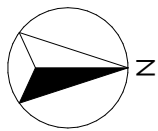
REV	DESCRIPTION	DATE
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02	REVISION	06/08/2021
03	REVISION	09/08/2021
04	REVISION	16/09/2021
05	REVISION	16/09/2021
06	REVISION	16/09/2021
07	REVISION	17/09/2021
08	REVISION	17/09/2021

CLIENT DETAILS	
DESIGNED BY	NEWLINE CREATIONS
DRAWN BY	SL
CHECKED BY	AS
DATE	SEP 21
SCALE	1:200
SHEET SIZE	A3

PROPOSED DUPLEX
 53 NAUTILUS WAY
 KINOSCLIFF, NSW
 LOT 5 DP126504

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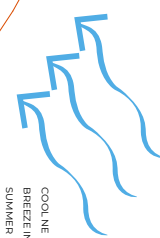
PROJECT INFO	
DESIGN TITLE	LANDSCAPING PLAN
PROJECT NO.	LS21-0402
REVISION	08
SHEET NO.	12



HOT NW BREEZE IN SUMMER



WINTER SUN
21st JUNE 9AM
AZIMUTH: 314.4°
ALTITUDE: 43°



COOL NE BREEZE IN SUMMER



WINTER SUN
21st JUNE 9AM
AZIMUTH: 4.6°
ALTITUDE: 28°



EQUINOX
21st MAR 9AM
AZIMUTH: 89°E
ALTITUDE: 39°



SUMMER SUN
21st DEC 9AM
AZIMUTH: 99°E
ALTITUDE: 50°



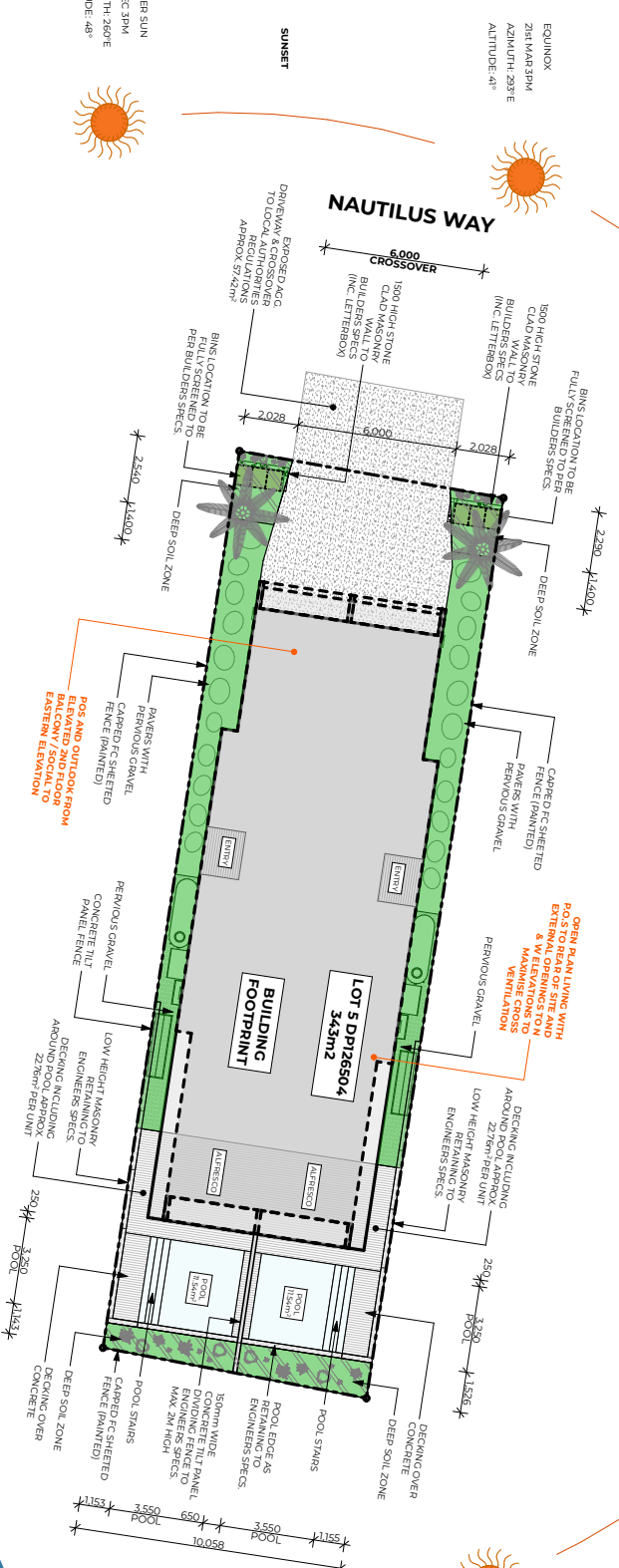
COLD SE WIND
IN WINTER



SUMMER SUN
21st DEC 3PM
AZIMUTH: 269°E
ALTITUDE: 48°



HOT SETTING
SUN IN
SUMMER



SITE ANALYSIS PLAN

SCALE - 1:200



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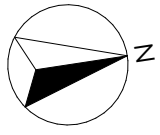
REVISION SCHEDULE	
01	DESIGN DEVELOPMENT
02	REVISION
03	REVISION
04	REVISION
05	REVISION
06	REVISION
07	REVISION
08	REVISION

CLIENT DETAILS	
DESIGNED	SL 26/07/2021
DRAWN	SL 26/08/2021
CHECKED	SL 09/09/2021
DATE	SL 15/09/2021
BY	SL 15/09/2021
DATE	SL 17/09/2021

PROJECT DETAILS	
PROPOSED DUPLEX	NEWLINE CREATIONS
53 NAUTILUS WAY	
KINGSCLIFF, NSW	
LOT 5 DP126504	

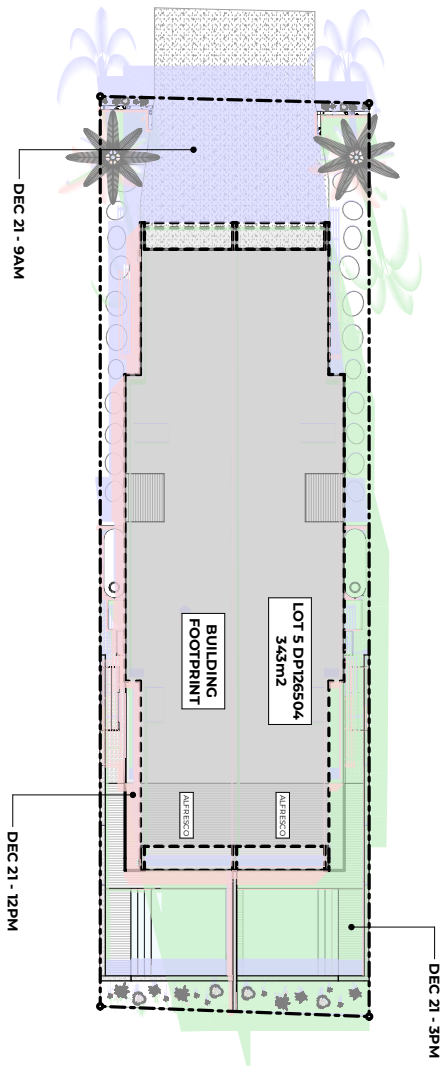
PROJECT TITLE	
DESIGN DEVELOPMENT	
DRAWING TITLE	SITE ANALYSIS PLAN
PROJECT NO.	LS21-0402
REVISION	08
SHEET NO.	13

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NAUTILUS WAY

6.000 CROSSOVER



**SHADOW DIAGRAM -
DECEMBER**

SCALE - 1:200

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info@lucastudio.com.au
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277 St. Pauls Rd, Mt. Hawthorn, QLD
PO Box 6381 Tipton, QLD 4225
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1506/244

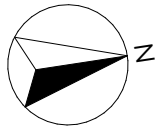
GENERAL NOTE: THIS SHADOW DIAGRAM IS A REPRESENTATION OF THE SHADOWS CAST BY THE PROPOSED BUILDING AND IS NOT A GUARANTEE OF THE ACCURACY OF THE SHADOWS CAST. THE SHADOWS CAST BY THE PROPOSED BUILDING WILL BE DEPENDANT ON THE POSITION OF THE SUN AT THE TIME OF THE DAY AND THE DATE OF THE YEAR. THE SHADOWS CAST BY THE PROPOSED BUILDING WILL BE DEPENDANT ON THE POSITION OF THE SUN AT THE TIME OF THE DAY AND THE DATE OF THE YEAR. THE SHADOWS CAST BY THE PROPOSED BUILDING WILL BE DEPENDANT ON THE POSITION OF THE SUN AT THE TIME OF THE DAY AND THE DATE OF THE YEAR. THE SHADOWS CAST BY THE PROPOSED BUILDING WILL BE DEPENDANT ON THE POSITION OF THE SUN AT THE TIME OF THE DAY AND THE DATE OF THE YEAR.

REVISION SCHEDULE			
NO	DESCRIPTION	DATE	BY
01	DESIGN DEVELOPMENT	28/07/2021	SL
04	REVISION	06/08/2021	SL
05	REVISION	09/08/2021	SL
06	REVISION	11/09/2021	SL
07	REVISION	16/09/2021	SL
08	REVISION	17/09/2021	SL

CLIENT DETAILS			
NO	DESCRIPTION	DATE	BY
01	NEWLINE CREATIONS	28/07/2021	SL
02	DESIGNED	06/08/2021	SL
03	DRAWN	09/08/2021	SL
04	CHECKED	11/09/2021	SL

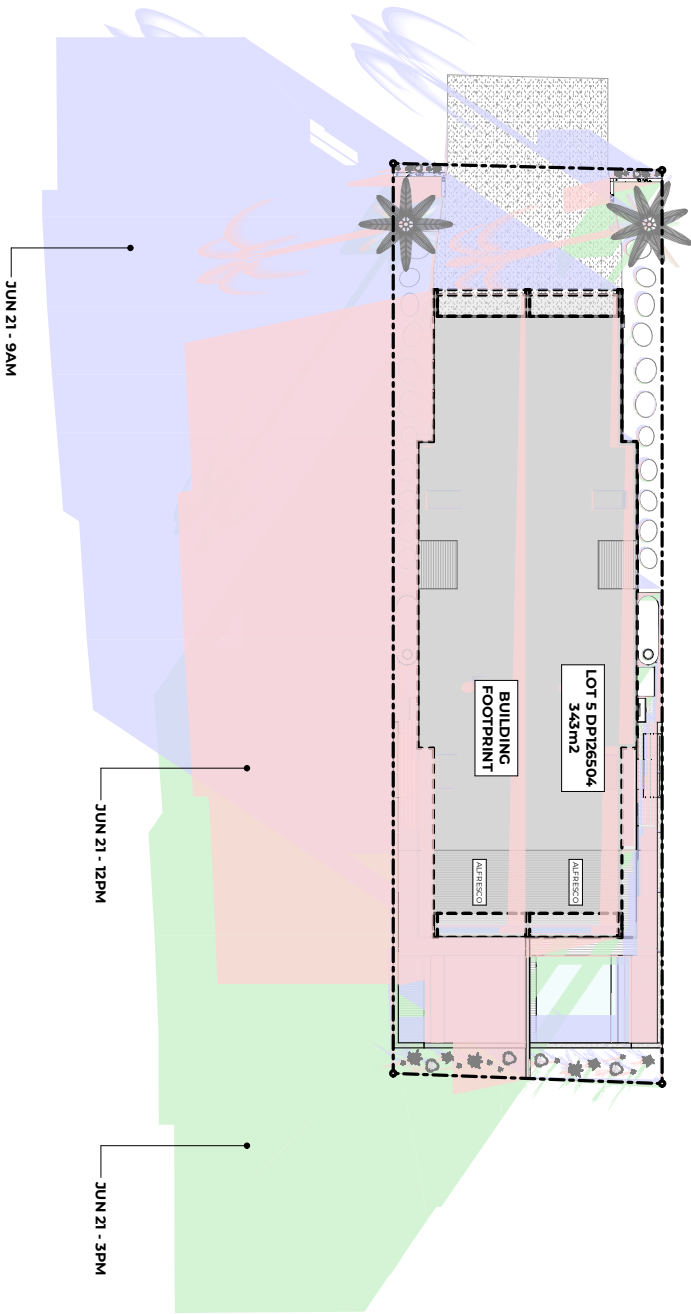
PROJECT DETAILS	
PROPOSED DUPLEX	53 NAUTILUS WAY KINGSCLIFF, NSW
LOT 5 DP126504	

PROJECT INFO	
DESIGN DEVELOPMENT	SHADING TITLE SHADOW DIAGRAM - DECEMBER
PROJECT NO. LS21-0402	REVISION 08
	SHEET NO. 14



NAUTILUS WAY

6,000 CROSSOVER



SHADOW DIAGRAM - JUNE
SCALE - 1:200

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ABN 86 626 909 831
QBCC 15062424

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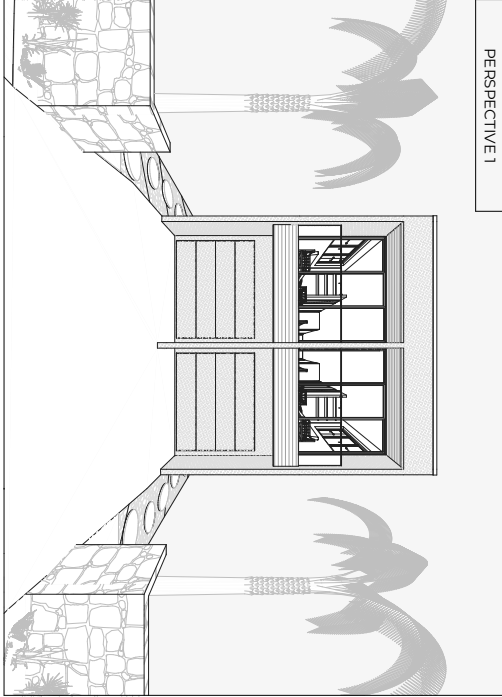
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04	REVISION	13/09/2021
05	REVISION	16/09/2021
06	REVISION	17/09/2021
07	REVISION	17/09/2021
08	REVISION	17/09/2021

CLIENT DETAILS		
NO.	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT	26/07/2021
02	REVISION	26/08/2021
03	REVISION	29/08/2021
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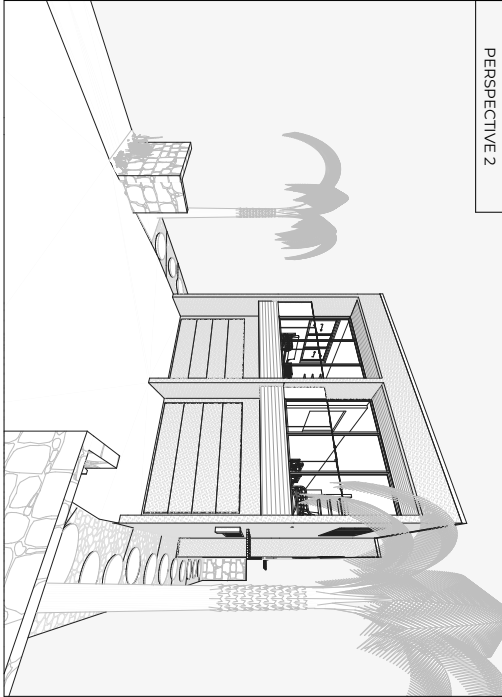
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03	REVISION	29/08/2021
04	REVISION	13/09/2021
05	REVISION	16/09/2021
06	REVISION	17/09/2021
07	REVISION	17/09/2021
08	REVISION	17/09/2021

PROJECT TITLE		
NO.	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT	26/07/2021
02	REVISION	26/08/2021
03	REVISION	29/08/2021
04	REVISION	13/09/2021
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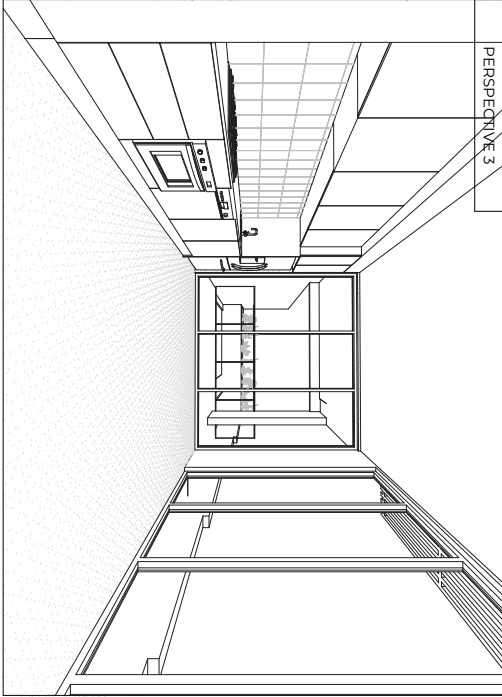
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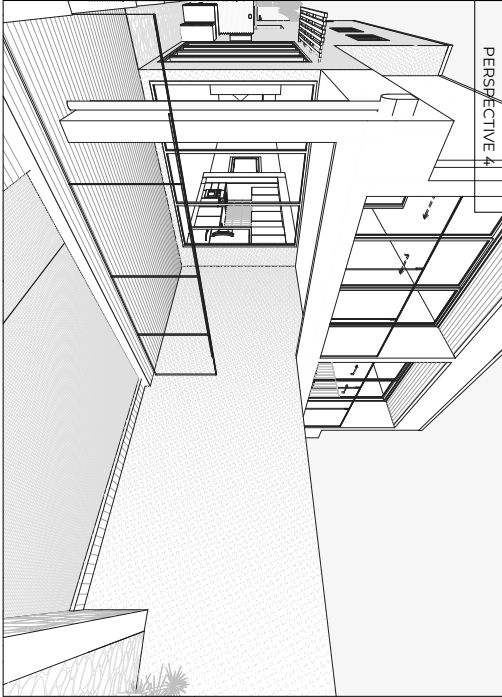
PERSPECTIVE 1



PERSPECTIVE 2



PERSPECTIVE 3



PERSPECTIVE 4

PERSPECTIVES 1

SCALE - NTS.

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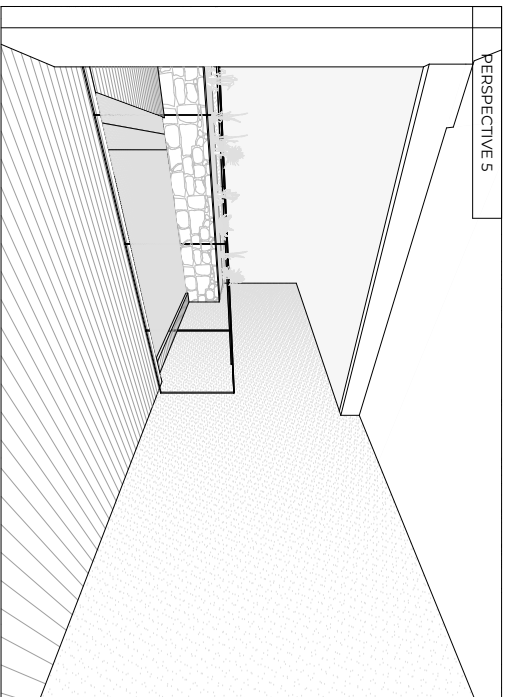
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REVISION SCHEDULE			
REV	DESCRIPTION	BY	DATE
01	DESIGN DEVELOPMENT	SL	26/07/2021
04	REVISION	SL	06/09/2021
05	REVISION	SL	09/09/2021
06	REVISION	SL	15/09/2021
07	REVISION	SL	16/09/2021
08	REVISION	SL	17/09/2021

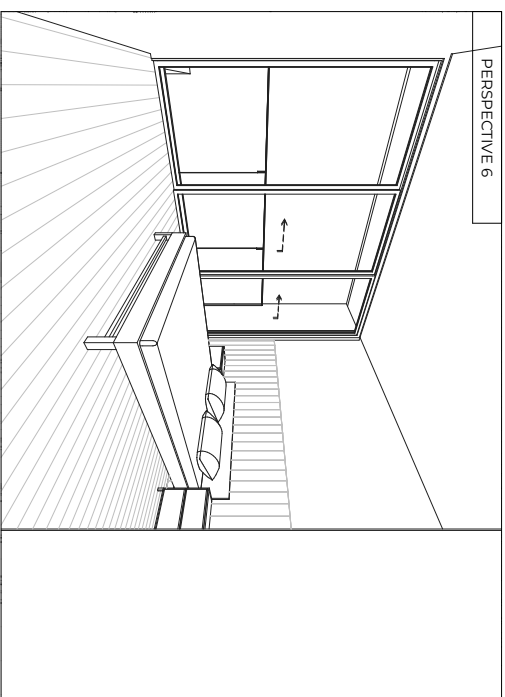
CLIENT DETAILS			
NEWLINE CREATIONS			
DESIGNED	SL	26/07/2021	
DRAWN	SL	15/09/2021	
CHECKED	SL	16/09/2021	
DRAWING SCALE	A3		
SHEET SIZE	A3		
DATE	21 SEP 21		

PROJECT DETAILS	
PROPOSED DUPLEX	
53 NAUTILUS WAY KINOSCLIFF, NSW	
LOT 5 DP126504	

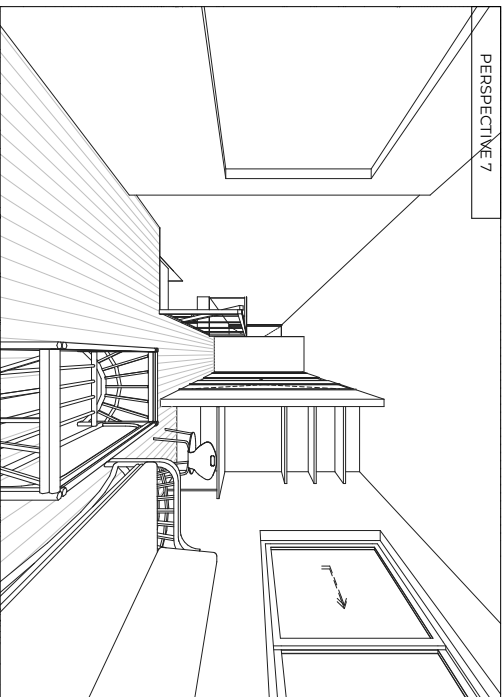
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DESIGN DEVELOPMENT			
DRAWING TITLE	PERSPECTIVES 1		
PROJECT NO.	LS21-0402	REVISION	08
			16



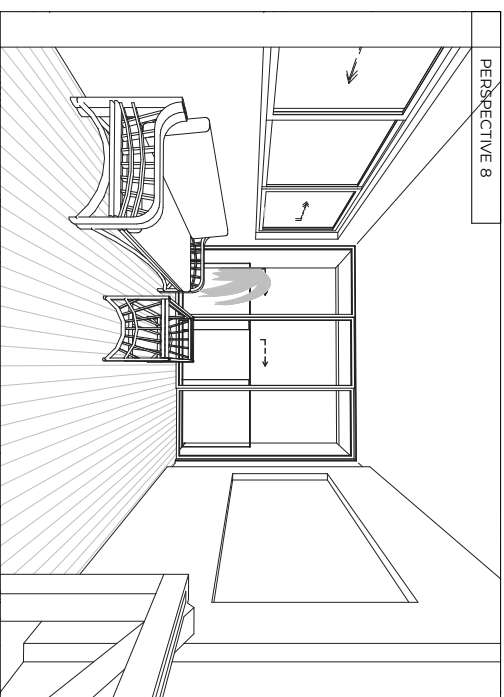
PERSPECTIVE 5



PERSPECTIVE 6



PERSPECTIVE 7



PERSPECTIVE 8

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PERSPECTIVES 2
SCALE - NTS.

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REV	AMENDMENT DETAILS	BY	DATE
01	DESIGN DEVELOPMENT	SL	26/07/2021
04	REVISION	SL	06/08/2021
05	REVISION	SL	09/08/2021
06	REVISION	SL	15/08/2021
07	REVISION	SL	16/08/2021
08	REVISION	SL	17/08/2021

CLIENT DETAILS

NEWLINE CREATIONS

DESIGNED BY: SL

DRAWN BY: SL

CHECKED BY: SL

DATE: 21 SEP 21

DRAWING SCALE: AS

SHEET SIZE: AS

PROJECT DETAILS

PROPOSED DUPLEX

53 NAUTILUS WAY

KINOSCLIFF, NSW

LOT 5 DP126504

PROJECT TITLE

DESIGN DEVELOPMENT

DRAWING TITLE

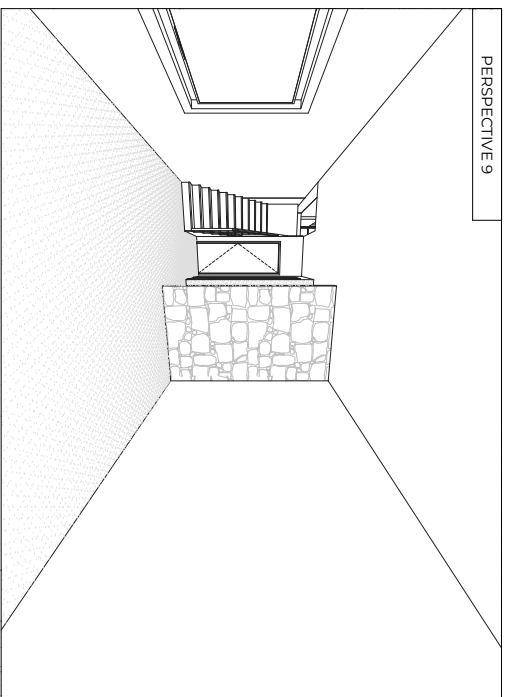
PERSPECTIVES 2

PROJECT NO: LS21-0402

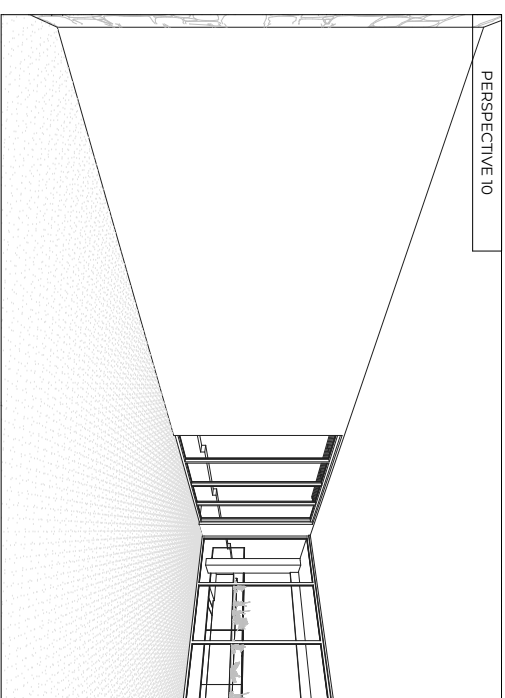
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SHEET NO: 17

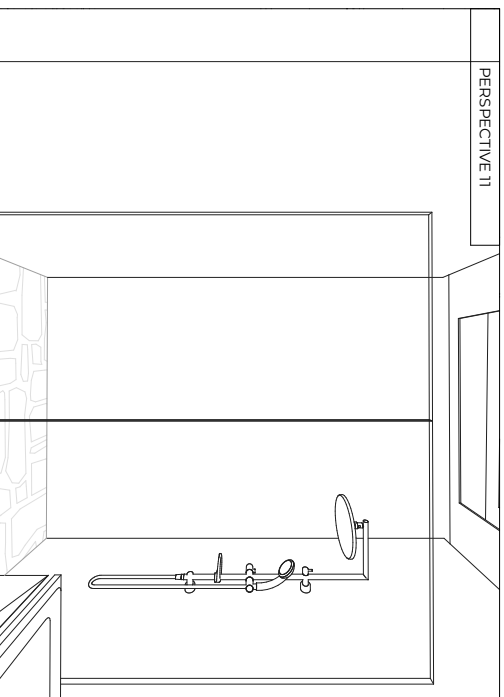
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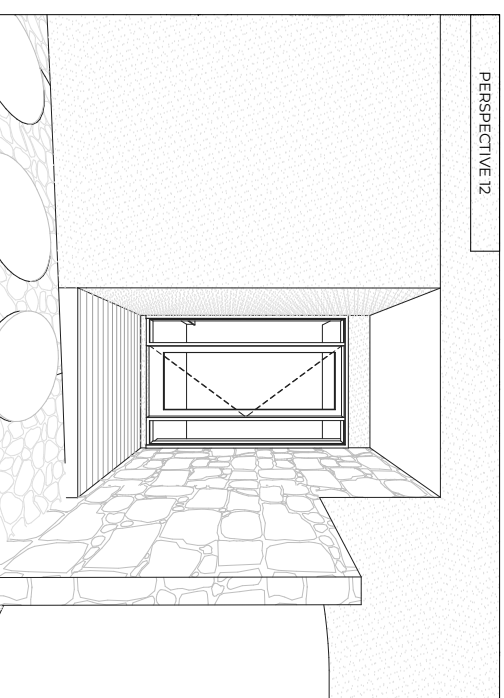
PERSPECTIVE 9



PERSPECTIVE 10



PERSPECTIVE 11



PERSPECTIVE 12

PERSPECTIVES 3

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REV	AMENDMENT DETAILS	BY	DATE
01	DESIGN DEVELOPMENT	SL	26/07/2021
04	REVISION	SL	06/08/2021
05	REVISION	SL	09/08/2021
06	REVISION	SL	15/09/2021
07	REVISION	SL	16/09/2021
08	REVISION	SL	17/09/2021

CLIENT DETAILS	
NEWLINE CREATIONS	DESIGNED
	DRAWN
	CHECKED
	DRAWING SCALE
	SHEET SIZE
	DRAWING SCALE
	SHEET SIZE

PROJECT DETAILS	
PROPOSED DUPLEX	PROJECT TITLE
53 NAUTILUS WAY	DRAWING TITLE
KINGSCLIFF, NSW	PERSPECTIVES 3
LOT 5 DP126504	PROJECT NO.

PROJECT TITLE	
DESIGN DEVELOPMENT	REVISION
PERSPECTIVES 3	08
LS21-0402	SHEET NO.
18	